



Property Description

Previously a gas station and convenience store. The property consists of 0.42 acres of land on a signal-controlled corner. The property has 151 feet along College Ave. and 135 feet along Plymouth Drive. Zoned General Business (18BC.) Within three blocks of University of Delaware Stadium & Sport Complex, Embassy Suites and Homewood Suites by Hilton. Other properties along S. College Ave are a mix of national retail, and banks along with other commercial properties.

* Disclaimer: Current tenant does not control Real Estate and all inquiries must be made to Emory Hill

Asking Price \$950,000

For more information, contact: **Jim O'Hara III**

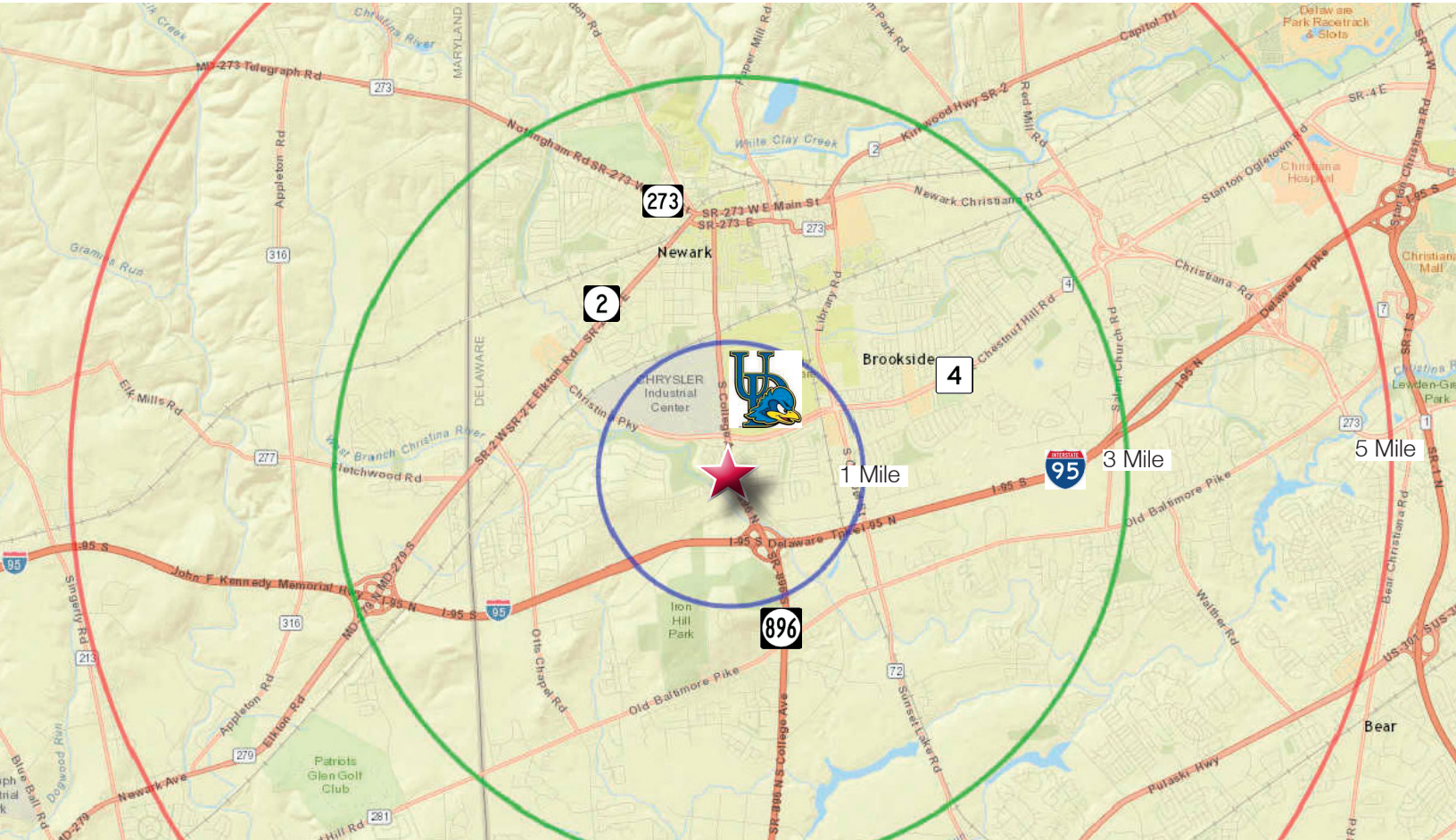
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10 Corporate Circle, Suite 100
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www.emoryhill.com

COMMERCIAL PROPERTY FOR SALE
808 S. COLLEGE AVE
Newark, Delaware 19713



Traffic Counts: 36,992 +/- VPD

5 Mile Demographics:

Population: 155,580

Households: 56,407

Avg. HH Income: \$92,384

For more information, contact:

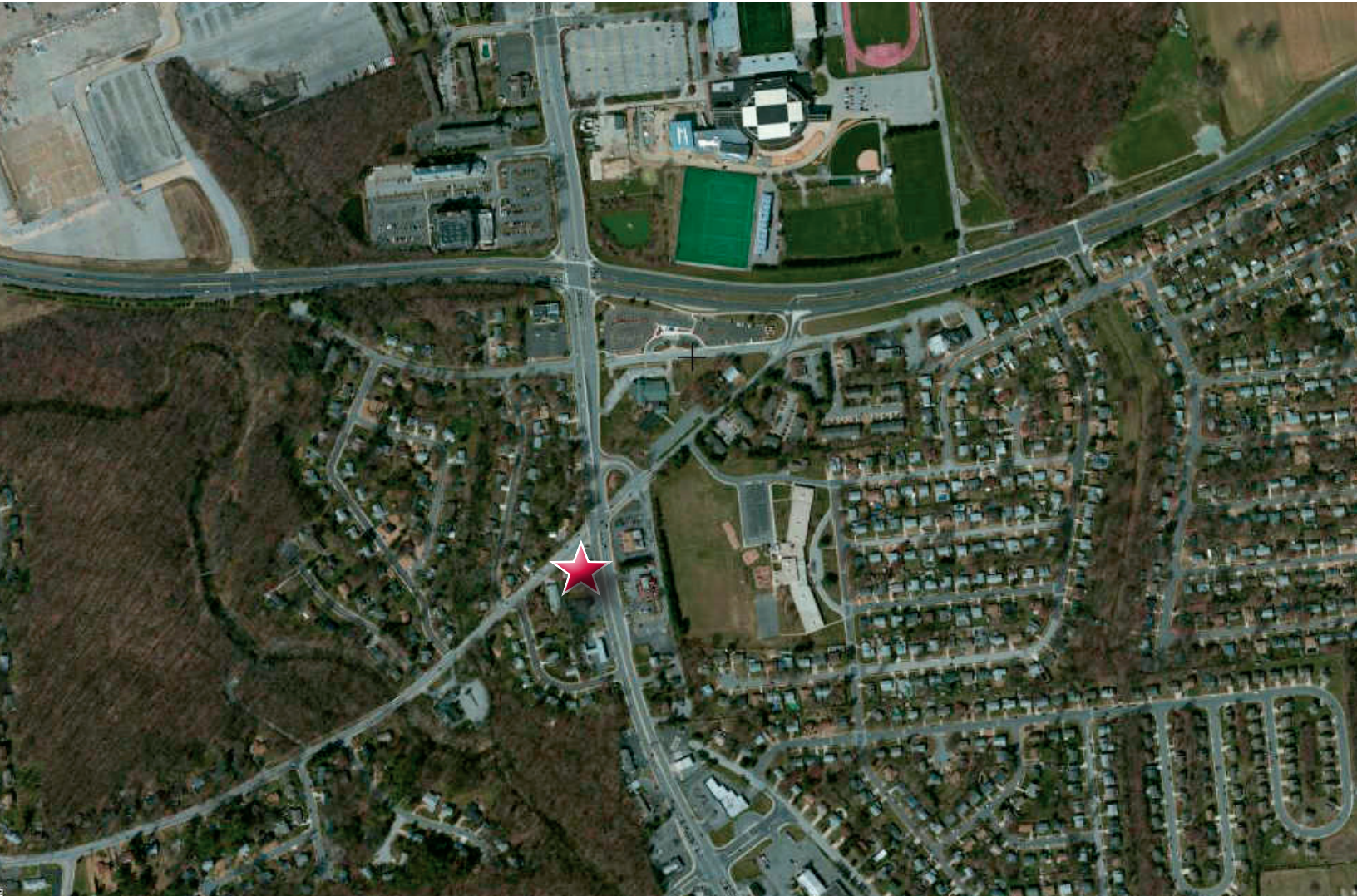
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Property Features

- 0.42 Acres
- Excellent Access
- Abundant Surface Parking
- Zoned General Business

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